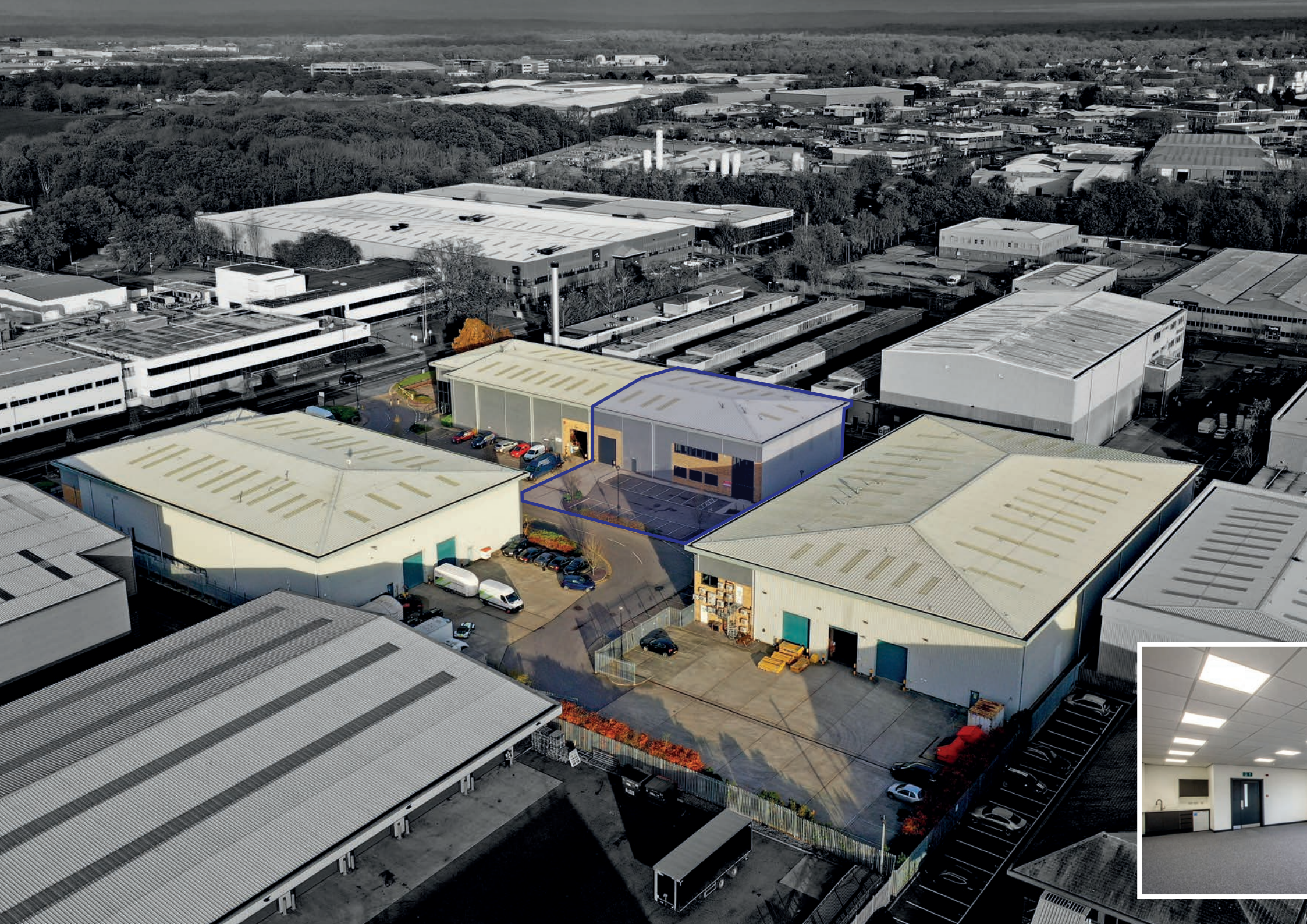




TO LET

INDUSTRIAL / LOGISTICS UNIT
8,491 SQ FT

TO LET
INDUSTRIAL UNIT
8,491 SQ FT
FTDJOHNS
01293 552721
www.ftdjohns.co.uk



Dialog is strategically located on Fleming Way in the centre of the Manor Royal Estate.

Access to the southern perimeter road of Gatwick Airport is within 2.2 miles Junction 10 of the M23 motorway is 2.5 miles away. Manor Royal is well established as the prime logistics/industrial area of the Gatwick Diamond.

Unit 2 has been comprehensively refurbished throughout.



REFURBISHED
THROUGHOUT



OFFICE



EAVES HEIGHT
MIN 8.3M/MAX 9.3M



LED LIGHTING



SURFACE LEVEL
LOADING DOOR



NEW WCs AND
SHOWER FACILITIES



16 CAR
PARKING SPACES



CLOSE TO
M23 J9 & 10



CLOSE TO
GATWICK AIRPORT



ACCOMMODATION	UNIT 2
WAREHOUSE	7,218 SQ FT
OFFICES	1,273 SQ FT
TOTAL	8,491 SQ FT

4.8 MILES J9, M23

2.5 MILES J10, M23

12.0 MILES J7 M23/M25

2.9 MILES GATWICK AIRPORT

1.9 MILES THREE BRIDGES RAIL STATION



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Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.
November 2020

